



Price: \$479,000

MLS Number: F10545803

Condo / Town Home

3051 NE 48th St Unit 509, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$8,530

Living Area: 1,450

Unit: 509

HOA Fees: \$795

Waterfront: YES

Year Built: 1970

Community: Ridgeview Towers

Subdivision: Ridgeview Towers

ABOUT THIS PROPERTY

Don't miss this rare opportunity for a 3.25% assumable interest rate! This one-of-a-kind, assessment-free waterfront condo features 1,450 SF of renovated modern coastal living. The 2-bed/2-bath unit shines with \$70K in upgrades, including porcelain tile flooring, granite kitchen, custom walk-in closets, plantation shutters, and hurricane-rated windows and doors. Skip the construction noise—the building boasts a new roof, elevators, pool with new heater/chiller, new pool deck, new dock and completed concrete restoration. Located just 0.5 miles from Lauderdale-by-the-Sea beaches and dining, you'll enjoy garage parking next to elevator, extra storage, low HOAs, and a pet-friendly atmosphere. Dock space is available for rent, and furniture is negotiable. Priced to sell with immediate value!

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Parking:	Automatic Garage Door
Scenery:	Ocean Access, Canal View, Canal Waterfront Property, Intra-coastal



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